

APPENDIX G

PHASE I ENVIRONMENTAL SITE ASSESSMENT, WAL-MART #1899

MARCH 10, 2004

CONVERSE CONSULTANTS



Converse Consultants

Over 50 Years of Dedication in Geotechnical Engineering and Environmental Sciences

Phase I Environmental Site Assessment Report

Wal-Mart #1899
Northwest of the Intersection of
Campus Parkway and Corporate Center Place
Riverside, California

PREPARED FOR:

Hall & Foreman, Inc.
9130 Anaheim Place, Suite 120
Rancho Cucamonga, California 91730-5465

Converse Project No. 04-16-118-01
March 10, 2004





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Over 50 Years of Dedication in Geotechnical Engineering and Environmental Sciences

March 10, 2004

Mr. Glenn Chung
Hall & Foreman, Inc.
9130 Anaheim Place, Suite 120
Rancho Cucamonga, California 91730-5465

Subject: **PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT**
Wal-Mart #1899
Northwest of Intersection of
Campus Parkway and Corporate Center Place
Riverside, California
Converse Project No. 03-16-118-01

Dear Mr. Chung:

Converse Consultants (Converse) is pleased to submit the attached report that summarizes the activities and the results of a *Phase I Environmental Site Assessment* (Phase I ESA) that was conducted at the referenced property (Property).

We appreciate the opportunity to be of continued service to Hal & Foreman, Inc. If you should have any questions or comments regarding this report, please contact either Heidi Heims or Scott Nunes at (909) 796-0544 or Norman Eke at (626) 930-1260.

CONVERSE CONSULTANTS

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EXECUTIVE SUMMARY

The following is an Executive Summary of the Phase I Environmental Site Assessment (Phase I ESA) that was conducted by Converse Consultants (Converse). Please refer to the appropriate sections of the report for a complete discussion of these issues. In the event of a conflict between this Executive Summary and the report, or an omission in the Executive Summary, the report shall prevail.

This report presents the results of the Converse Phase I Environmental Site Assessment (ESA) performed northwest of the intersection of Campus Parkway and Corporate Center Place, in the Canyon Crossing Shopping Center in the city of Riverside, Riverside County, California, referred to as the Property in this report. Converse was retained by Hall & Foreman, Inc. to conduct this Phase I ESA. Our study has been conducted in order to identify, to the extent feasible, Recognized Environmental Conditions (RECs) in connection with the Property.

The Property is located northwest of the intersection of Campus Parkway and Corporate Center Place in the city of Riverside, Riverside County, California. The Property is located adjacent southwest of an operating Wal-Mart store. The Property is currently an undeveloped parcel of the Canyon Crossing Shopping Center in the city of Riverside.

The general vicinity of the Property appears to be undeveloped land to the north and south, and commercial properties to the east and west.

Converse has performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM Practice E 1527, and the Wal-Mart Phase I Environmental Site Assessment and Report Requirements (Version 1/2/2001) northwest of the intersection of Campus Parkway and Corporate Center Place, in the Canyon Crossing Shopping Center, city of Riverside, Riverside County, California. Any exceptions to or deletions from this practice are described in the Limitations and Exceptions of Assessment section of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the Property except for the following:

- The Property and vicinity are listed in the California Natural Diversity Database. Some of the endangered species listed in the report include: Stephen's Kangaroo Rat, Robinson's Pepper-Grass, Orange-Throated Whiptail, and the Coastal California Gnatcatcher. Usually, the County of Riverside Planning Department requests a Focused-BIO report to determine the extent of critical habitat and endangered species on the interested property; however, due to the current zoning of the Property by the City of Riverside (i.e., Restricted Commercial Development C-2) the impact new development would have on critical habitat



and endangered species on the Property have likely been determined. Converse requested a GIS_INFO report on the Property. The report did not indicate any critical habitats or endangered species on the Property, and did not indicate that a Focused-BIO report would be necessary at this time. No further action appears warranted at this time.

- An EMWD Pump Station is located in the southeastern portion of the Property. Precaution should be taken when performing construction activities around the pump station and associated water wells. No further action appears warranted.
- A Southern California Gas Company pipeline runs along the southern and eastern boundaries of the Property (southeast portion of the site). Precaution should be taken when performing construction activities at these locations. No further action appears warranted.

Information has been requested from the County of Riverside Department of Environmental Health, Hazardous Materials Management Division, CRWQCB – Santa Ana Region, AQMD, DTSC, and the CSFM. Upon receipt and review, an addendum will be issued if items of concern are noted. In addition, any conclusions and recommendations will be modified accordingly.



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1.0 INTRODUCTION

1.1 Purpose and Scope of Work

This report presents the results of the Converse Consultants (Converse) Phase I Environmental Site Assessment (ESA) performed northwest of the intersection of Campus Parkway and Corporate Center Place, in the Canyon Crossing Shopping Center in the city of Riverside, Riverside County, California, referred to as the Property in this report. Converse was retained by Hall & Foreman, Inc. to conduct this Phase I ESA. Our study has been conducted in order to identify, to the extent feasible, Recognized Environmental Conditions (RECs) in connection with the Property. The term Recognized Environmental Conditions is defined in Section 1.1.1 of the ASTM Standard Practice as *the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate a existing release, past release, or material threat of a release into structures on the Property or into the ground, groundwater or surface water of the Property.*

The work was completed by environmental professionals and has been performed in accordance with our proposal dated January 19, 2004. Our work consisted of the following and was completed in general conformance with the scope and limitations of the ASTM Practice E 1527-00 and the Wal-Mart Phase I Environmental Site Assessment and Report Requirements (Version 1/2/2001):

- Interviews with the Property Owner Representatives
- Site and Vicinity Reconnaissance
- Review of Regulatory Agency Records
- Description of Physical Setting
- Historical Review
- Interviews with Public Agency Personnel
- Preparation of this report

1.2 Non-Scope Considerations

The following are non-scope issues and not a part of this assessment. See Section 10, *Additional Non-Scope Services.*

- Testing or Sampling of Materials



Others not specifically listed in the ASTM section include mold, zoning, and paleontology.

1.3 Significant Assumptions

Converse made the following assumptions for this assessment:

- The Property was not covered on currently published groundwater contour maps. Therefore, the direction of regional groundwater is assumed to follow surface topography to the southwest.

1.4 Limitations and Exceptions

The following limitations and exceptions were encountered during the course of this assessment:

- Converse attempted to contact Mr. Jeff Adams (Property owner) on numerous occasions concerning the Property. As of report date, no response has been made by Mr. Adams.

1.5 Reliance

This report is for the sole benefit and exclusive use of Hall & Foreman, Inc. in accordance with the terms and conditions attached to our proposal under which these services have been provided. Its preparation has been in accordance with generally accepted environmental practices. No other warranty, either expressed or implied, is made. This report should not be regarded as a guarantee that no further contamination beyond that which could be detected within the scope of this assessment is present at the Property.

The conclusions and recommendations presented in this report are based on the agreed upon scope of work. Converse makes no warranties or guarantees as to the accuracy or completeness of information provided or compiled by others. It is possible that information exists beyond the scope of this assessment. It is not possible to absolutely confirm that no hazardous materials and/or substances exist at the subject site. If none are identified as part of a limited scope of work, such a conclusion should not be construed as a guaranteed absence of such materials, but merely the results of the evaluation. Events may also occur after the Property visit, which may result in contamination of the Property. Additional information, which was not found or available to Converse at the time of report preparation, may result in a modification of the conclusions and recommendations presented. Any reliance on this report by Third Parties shall be at the Third Party's sole risk.



2.0 PROPERTY DESCRIPTION

2.1 Current Uses of the Property

The Property is currently an undeveloped parcel of the Canyon Crossing Shopping Center, in the city of Riverside.

A Property location map and a field generated Property plan are provided in Appendix A. Pertinent Property photographs are provided in Appendix B.

2.2 Location and Legal Description

The Property is located northwest of the intersection of Campus Parkway and Corporate Center Place in the city of Riverside, Riverside County, California. The Property is located adjacent southwest of an operating Wal-Mart store. The Property appears to be a portion of APN 291-460-005.

2.3 Property General Characteristics

The Property is an irregular-shaped parcel, and is currently undeveloped. The Property fronts onto Corporate Center Place on the south.

2.4 Description of Property Structures(s)

An Eastern Municipal Water District (EMWD) Pump Station is located on the southeast portion of the Property.

2.5 Current Uses of Adjoining Properties

Based on our research and observations during our Property reconnaissance, the Property is bordered by the following in the table below:



Table No. 1, Development of Adjoining Properties

Direction	Current Development
North:	Undeveloped land, followed by the 60-freeway.
Northeast:	Wal-Mart store, followed by other commercial properties in the Canyon Crossing Shopping Center.
Northwest:	Undeveloped land, followed by the 60-freeway, Interstate-215 interchange.
South:	Corporate Center Place, followed by the County of Riverside Gateway Center offices.
Southeast:	Corporate Center Place, followed by undeveloped land.
Southwest:	Valley Springs Parkway, followed by Sam's Club store.
East:	Corporate Center Place, followed by Target store and other commercial properties.
West:	Undeveloped land, followed by Interstate-215.

2.6 General Vicinity Description

The general vicinity of the Property appears to be undeveloped land to the north and south, and commercial properties to the east and west.



3.0 USER/OWNER PROVIDED INFORMATION

3.1 *Requested Documents and Information*

The ASTM E1527 specifies that the Property Owner, Key Site Manager, and the User provide any helpful documents that may be available. In order to facilitate, and document, the collection of this information, Converse has prepared a form entitled Client/User/Owner Provided Information. Converse requested that the User complete the form.

The following documents and information were requested from Mr. Glenn Chung from Hall & Foreman, Inc. However, Mr. Chung did not respond by report date to provide any information on the following:

- Environmental site assessment or audit reports
- Environmental permits or hazardous waste generator notices/reports
- Registrations for aboveground and underground storage tanks
- Septic systems, oil wells, or water wells
- Material Safety Data Sheets; Community Right to Know Plans or Safety Preparedness and Prevention Plans; Spill Protection Countermeasures and Control Plans
- Reports regarding hydrologic conditions on the Property or surrounding area
- Notices or other correspondence from any government agency relating to past or current violations of environmental laws with respect to the Property or relating to environmental liens encumbering the Property
- Hazardous waste generator notices or reports
- Geotechnical studies
- Proceedings regarding hazardous substances and petroleum products, including any pending or threatened past litigation, administrative proceedings or notices from any governmental entity regarding possible violations of environmental laws or other possible liability related to hazardous substances or petroleum products



3.2 User Provided Information

The ASTM E1527 outlines specific User responsibilities. This information will help identify the possibility of RECs in connection with the Property. These tasks do not require the technical expertise of an Environmental Professional and are generally not performed by environmental professionals performing a Phase I ESA. The User may perform them. In general, the User should make Converse aware of information they have regarding the following:

- Checking title records for environmental liens
- Specialized knowledge or experience of the User
- Reason for significantly lower purchase price
- Purpose of the Revised Phase I ESA, if other than to qualify for Innocent Landowner Defense

No specific information regarding the above issues was provided to Converse by the user.



4.0 RECORDS REVIEW

4.1 Physical Setting

4.1.1 Geology

The Property is located approximately 1560-1580 feet above Mean Sea Level (MSL) with surface topography sloping towards the southwest (United States Geological Survey [USGS] Topographic Map, Riverside East, California, 1967, photo-revised 1973). Surficial material on the Property consists of sandy loams of the Monserate Series. Runoff is slow to medium and the hazard of erosion is slight (United States Department of Agriculture, Soil Survey of Western Riverside County, California).

Naturally occurring asbestos or radon and are not anticipated to be a concern for the Property.

4.1.2 Groundwater

According to Christie Crothers of the Eastern Municipal Water District (EMWD), Department of Water Resources Management, the Property is located outside the Perris North sub-basin. The Property is located in an area known by the EMWD as "fractured bedrock", which is an area with limited groundwater flow. No well data is provided for this area. Any groundwater flow in the site vicinity is inferred to follow surface topography towards the southwest.

4.1.3 Potable Water Supplier

The EMWD supplies potable water to the Property.

4.2 Historical Review

4.2.1 Aerial Photograph and Map Review

Available historical aerial photographs from the Environmental Data Resources (EDR), Inc. Aerial Photography Print Service were reviewed. The dates of the photographs reviewed were as follows: 1938, 1953, 1967, 1977, 1989, 1994, and 2002.

Historical Sanborn Fire Insurance (Sanborn) map coverage of the Property was requested from Environmental Data Resources (EDR), Inc. According to EDR, there is no Sanborn map coverage of the Property.

Historic USGS Topographic maps of the Riverside East Quadrangle, California, 1901; 1947; 1953; 1967; and 1967 photo revised 1973, were reviewed.



A chronological summary of the aerial photographs and map review is provided in the table below.

Table No. 2, Historical Aerial Photograph and Map Review Summary

Date	Reference	Observations
1901 USGS	USGS Topographic Map	No development was indicated on the Property or adjacent properties.
1938 Laval, 1947 USGS, 1953 Pacific Air, 1953 USGS, 1967 Western State Aerial, 1967 USGS, 1973 photo revised USGS, 1977 Teledyne	Aerial Photographs and USGS Topographic Maps	The Property appeared to be undeveloped. Adjacent to the north appeared to be agricultural land. The 60-freeway and Interstate-215 are located north and west of the Property, respectively. No other pertinent items were noted. The greater surrounding area appeared to be residential properties to the north and south, and undeveloped properties to the east and west.
1989 USGS	Aerial Photograph	The Property appeared to remain undeveloped. Adjacent to the south and east appeared to be graded pads. Campus Parkway and Corporate Center Place appeared to the east and south, respectively. Increased residential areas appeared to the north and south of the Property. No other pertinent items were noted.
1994 USGS, 2002 USGS	Aerial Photographs	The Wal-Mart store appeared to be adjacent to the northeast of the Property. Sam's Club store appeared southwest of the Property. No other pertinent items were noted.

4.2.2 Building Permit Review

Information was requested from the County of Riverside and the City of Riverside Building and Safety Department, regarding permits for construction. The county has no records for the Property, due to no known address for the Property.

4.2.3 Zoning Land Use Records

The Property is currently zoned as Restricted Commercial (C-2), by the City of Riverside.



4.2.4 City Directory Review

A City Directory Abstract prepared for the Property by Environmental Data Resources (EDR), Inc. was reviewed. Historic city directories, including Haines Criss-Cross Directory, Riverside Directory Company, Kaasen Directory Company, Los Angeles Directory Company, Pacific Directory Company, Pacific Bell Yellow Pages, and Luskey Brothers & Company from the years 1921, 1924, 1925, 1927, 1930, 1931, 1926, 1939, 1941, 1945, 1946, 1951, 1955, 1956, 1960, 1961, 1966, 1967, 1970, 1977, 1981, 1986, 1990, 1993, 1996, and 2001 were reviewed in preparation of the abstract.

The Property was not listed on any of the city directories reviewed. No adjoining properties were listed on any of the city directories reviewed, with the exception of "Restaurants" (2891 Canyon Springs Parkway) being listed in the 2001 Haines & Company city directory. This site is located north of the Property.

4.3 Environmental Database Review

An Environmental Data Resources (EDR) Radius Map with GeoCheck report was prepared specifically for the Property. The complete EDR report is provided in Appendix C, *EDR-Radius Map Report*. The search included queries to the following databases for cases within the specified search distance of the Property. Seven sites reported in the RCRIS-SQG, FINDS, HAZNET, CERC-NFRAP, and SWF/LF databases in the EDR were unable to be mapped. Upon further review of readily available information, these sites appeared to be at least ½-mile from the Property. The potential for environmental impact to the Property from these sites appears to be low due to one or more of the following: status assigned to the case (both sites had a minor release affecting soil only and the case has been closed), type of resource affected, responsible party has been identified, regulatory agency is involved in remedial efforts, location with respect to the direction of regional groundwater flow, and/or distance from the Property.

The Property was not identified on any of the databases in the EDR report.

No contiguous property was identified on any of the databases in the EDR report.

Other off-site locations of concern identified by EDR within a maximum one-mile radius from the Property are as follows:

- EPA, National Priority List (NPL) – The NPL is a listing of uncontrolled or abandoned hazardous waste sites that have been targeted for possible long-term remedial action under the Superfund Act. No NPL sites were identified within a 1-mile radius of the Property.



- CERCLIS – A list of sites that are either proposed or on the NPL and sites which are in the screening and assessment phase for possible inclusion on the NPL. There were no CERCLIS sites identified within a ½-mile radius of the Property.
- EPA, Corrective Action Report (CORRACTS) – List of facilities undergoing “corrective action.” Corrective actions may be required beyond the facility’s boundary and can be required regardless of when the release occurred. No CORRACTS sites were identified within a 1-mile radius of the Property.
- EPA, Resource Conservation and Recovery Information System (RCRIS) Transport, Store, Treat (TSD) Facilities – Information on sites, which generate, transport, store, treat and/or dispose of hazardous waste. No sites were identified within a ½-mile radius of the Property.
- EPA, RCRIS Small and Large Quantity Generators – Database, which lists facilities that generate a store, transport, treat, or dispose of hazardous waste. Small quantity facilities generate less than 1,000 kilograms per month of non-acutely hazardous waste. Large quantity facilities generated at least 1,000 kilograms per month of non-acutely hazardous waste or one kilogram per month of acutely hazardous waste. No large quantity generators were identified within a ¼-mile radius of the Property. No small quantity generators were identified within a ¼-mile radius of the Property.
- California Environmental Protection Agency (Cal EPA), Hazardous Waste Information System (HAZNET) – Database of sites that submit a hazardous waste manifest to the Department of Toxic Substances Control (DTSC). No HAZNET sites are located within a ¼-mile radius of the Property.
- Cal EPA, Annual Workplan (AWP) – Identifies known hazardous substance sites targeted for cleanup. No sites were identified within a 1-mile radius of the Property.
- DTSC, Cal-Sites Database – A database of potential or confirmed hazardous substance release properties. No sites were identified within a 1-mile radius of the Property.



- State Water Resources Control Board, Toxic Pits – Identifies sites suspected of containing hazardous substances where cleanup has not yet been completed. No sites were identified within a 1-mile radius of the Property.
- Solid Waste Facilities/Landfill Sites (SWF/LF) records from the Integrated Waste Management Board, Solid Waste Information System (SWIS) – Database of active and inactive landfills, incinerators, transfer stations, and disposal facilities. No sites were identified within a ½-mile radius of the Property.
- State Water Resources Control Board, Waste Management Unit Database (WMUDS/SWAT) – List which tracks and inventories waste management units. No sites were identified within a ½-mile radius of the Property.
- State Water Resources Control Board, Leaking Underground Storage Tank (LUST) – An inventory of reported leaking underground storage tank incidents. The following LUST sites were identified within a one-mile radius of the Property.
 - Texaco Service Station, 6189 Day Street (Map ID #1)
 - ARCO #5632, 6287 Day Street, (Map ID A)

The potential for environmental impact to the Property from the LUST sites appears to be low due to one or more of the following: status assigned to the case (both sites had a minor release affecting soil only and the case has been closed), type of resource affected, responsible party has been identified, regulatory agency is involved in remedial efforts, location with respect to the direction of regional groundwater flow, and/or distance from the Property.

- Regional Water Quality Control Board (RWQCB), Active Toxic Site Investigations (CA SLIC) – Database of contaminated sites that have impacted groundwater or have the potential to impact groundwater. No sites were identified within a ½-mile radius of the Property.
- State Water Resources Control Board, Hazardous Substance Storage Container Database (UST) – Historical listing of underground storage tank sites. No site is located within a ¼-mile radius of the Property.



- Cal EPA, Facility Inventory Database (CA FID UST) – Historical database of active and inactive UST sites. No sites were identified within a ½-mile radius of the Property.
- State Water Quality Control Board, CORTESE – Database of sites that have been identified as LUST, landfills, or Cal-Sites. No sites were identified within a ½-mile radius of the Property.

4.4 Additional Environmental Records Sources

4.4.1 Division of Oil and Gas (DOG)

Converse reviewed the Munger Map Book, California – Alaska, Oil and Gas Fields, Map page W-71, August 2003 to locate possible oil and gas wells on or adjacent the Property. No oil or gas wells are located on the Property or adjacent properties.

4.4.2 California State Fire Marshall (CSFM), Pipeline Safety Division

Information has been requested from CSFM. Upon receipt and review of the information, an addendum will be issued if items of concern are noted. In addition, our conclusions and recommendations will be modified accordingly.

4.4.3 City of Riverside Fire Department

According to the City of Riverside Fire Department, no records of an underground storage tank were found pertaining to the Property.

4.4.4 County of Riverside Department of Environmental Health

Information regarding the Property has been requested from the County of Riverside Department of Environmental Health, Hazardous Materials Management Division. Upon receipt and review of the information, an addendum will be issued if items of concern are noted. In addition, any conclusions and recommendations will be modified accordingly.

4.4.5 California Department of Toxic Substances Control

According to the California Department of Toxic Substances Control (DTSC), no files were found pertaining to the Property.



4.4.6 South Coast Air Quality Management District

According to the South Coast Air Quality Management District (AQMD), no files were found pertaining to the Property.

4.4.7 National Wetlands Inventory Map

An EDR NEPACheck report was prepared specifically for the Property to assess if wetlands occur on or within the vicinity of the Property. According to the report, no wetlands occur within 1-mile of the Property.

In addition, Converse reviewed the online National Wetlands Inventory Data, an interactive mapping tool published by the United States Department of Fish and Wildlife Service to assess if wetlands occur on or within the vicinity of the Property. According to the website, no wetlands occur within 4 miles of the Property.

4.4.8 Santa Ana River Basin Regional Water Quality Control Board (RWQCB)

Information regarding the Property has been requested from the RWQCB. Upon receipt and review of the information, an addendum will be issued if items of concern are noted. In addition, any conclusions and recommendations will be modified accordingly.

4.4.9 State Historic Preservation Sites

The Property is not designated as a historic preservation site according to the National Register of Historic Places and State Historic Places.

4.4.10 Critical Habitat and Endangered Species

An EDR NEPACheck report was prepared specifically for the Property to assess if critical habitat or endangered species occur on or within the vicinity of the Property. According to the report, the Property and vicinity are listed in the California Natural Diversity Database. Some of the endangered species listed in the report include: Stephen's Kangaroo Rat, Robinson's Pepper-Grass, Orange-Throated Whiptail, and the Coastal California Gnatcatcher. Usually, the County of Riverside Planning Department requests a Focused-BIO report to determine the extent of critical habitat and endangered species on the interested property; however, due to the current zoning of the Property by the City of Riverside (i.e., Restricted Commercial Development C-2) the impact new development would have on critical habitat and endangered species on the Property have likely been determined.



Converse requested a GIS_INFO report on the Property. The report did not indicate any critical habitats or endangered species on the Property, and did not indicate that a Focused-BIO report would be necessary at this time.

4.4.11 High Voltage Powerlines

Two power poles were noted on the southeastern corner of the Property. They appeared to be connected to the EMWD Pump Station. No leaks or stains were observed.

4.4.12 Regulatory Compliance

No regulatory compliance issues were identified for the Property or adjacent properties.

4.4.13 Radon

According to the United States Environmental Protection Agency (U.S. EPA), Riverside County is listed in Radon Zone 2, which corresponds to a "moderate potential" (short term radon measurement of 2 to 4 pCi/L) for radon in a building that is not implemented with radon control methods. Standard building practices usually consist of Radon-Resistant New Construction (RRNC), including the placement of a vapor barrier slab.

4.4.14 Lead in Drinking Water

Potable water is provided to the site vicinity by the Eastern Municipal Water District (EMWD). According to the EMWD Water Quality Consumer Confidence Report for 2002, the average level of lead in drinking water is 7 parts per billion (ppb), well under the California State Maximum Contaminant Level (MCL) of 15 ppb (over this level triggers treatment of the water). The EMWD lists internal erosion of house pipes and erosion of natural deposits as major sources of lead in drinking water.

4.4.15 Asbestos Containing Materials

A EMWD Pump Station (constructed of brick) is located on the southeastern portion of the Property. Converse does not anticipate that Asbestos Containing Materials (ACM's) would be found on the Property in connection with the EMWD Pump Station.

4.4.16 Lead-Based Paint

A EMWD Pump Station (constructed of brick) is located on the southeastern portion of the Property. Two doors on the structure appeared to be painted. In the event that the



EMWD Pump Station will be demolished, further investigation will be warranted to evaluate the extent of lead-based paint on the property, if any.



5.0 SITE RECONNAISSANCE

5.1 Methodology

On March 1, 2004, Converse visited the Property to evaluate present use and environmental conditions at the Property. Our methodology involved walking the perimeter of the Property, and walking the Property north to south and east to west, while noting observed evidence of present and potential environmental concerns. A field-generated map is provided in Appendix A. Pertinent Property photographs are provided in Appendix B.

5.2 Limiting Conditions

Converse's findings are based on the Property conditions observed on March 1, 2004. Access was not granted to the interior of the EMWD Pump Station.

5.3 Interior Observations

An Eastern Municipal Water District (EMWD) Pump Station at the southeast portion of the Property was inaccessible during Converse's most recent site visit (March 1, 2004).

5.4 Exterior Observations

During our Property visit, Converse made the following observations of the exterior of the Property:

Table No. 3, Exterior Observations

Item or Condition	Observed Evidence	No Evidence Observed	Comments
Hazardous Substances & Petroleum Products:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Storage Tanks & Related Equipment:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Odors:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	



Item or Condition	Observed Evidence	No Evidence Observed	Comments
Standing Surface Water or Other Pools of Liquid:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Two small pools of standing surface water were noted near the EMWD pump station in the southeastern portion of the Property. The pools of water are likely due to recent rains in the area.
Drums & Other Containers of Hazardous Substances, Petroleum Products, or Other Unidentified Contents:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	One (1) partially filled 5-gallon bucket was observed in the southeastern portion of the Property. No label was observed on the bucket; however, it appeared to contain soapy water.
Transformers or Equipment containing Polychlorinated Biphenyls (PCBs):	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Two power poles were noted on the southeastern corner of the Property, which appeared to be connected to the EMWD Pump Station. No leaks or stains were observed.
Pits, Ponds or Lagoons:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Stained Soil or Pavement:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Stressed Vegetation (other than from insufficient water):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Evidence of Mounds, Depressions or Filled or Graded Areas Suggesting Trash or Other Solid Waste Disposal:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Waste Water or any discharge (including storm water) into a Drain, Ditch or Stream on or Adjacent to the Property:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	An unimproved drainage channel runs in an east-west direction leading from the EMWD Pump Station in the southeastern portion of the Property.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	



Item or Condition	Observed Evidence	No Evidence Observed	Comments
Wells (active, inactive, or abandoned):			Three (3) wells were noted in the southeastern portion of the Property in conjunction with the EMWD Pump station in the southeastern portion of the Property.
Septic Systems or Cesspools:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Drains and Sumps:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Prior Structures:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Roads, Tracks, Railroad Tracks or Spurs:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Two (2) dirt access roads transverse the Property running east-west through the Property.

In addition to the above items, Converse also made the following observations:

- Arbitrary trash and debris was noted along the southern and eastern border of the Property.
- A Southern California Gas Company natural gas pipeline (as evidenced by signage) was observed running along the southern and eastern boundaries of the Property on the southeast portion of the Property.
- A large pile of broken concrete was noted near the southwest corner of the Property.



6.0 INTERVIEWS

6.1 *Property Owner*

Converse attempted to contact Mr. Jeff Adams (Property owner) on numerous occasions concerning the Property. As of report date, no response have been made by Mr. Adams.

6.2 *Tenant/Occupant*

There are currently no active tenants on the Property.



7.0 FINDINGS

A cursory summary of findings is provided below. Details are not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein.

- According to the information gathered by Converse, the Property has been undeveloped land since at least 1938 to the present.
- The Property was not identified on any databases in the EDR report.
- An EMWD Pump Station is located in the southeastern portion of the Property. Three (3) water wells were observed in conjunction with the pump station. An unlined drainage channel runs east-west from the pump station.
- According to a NEPACheck report by EDR, the Property lies in an area listed on the California Natural Diversity Database.
- A Southern California Gas Company pipeline runs along the southern and eastern boundaries of the Property (southeast portion of the site).



8.0 OPINIONS AND CONCLUSIONS

Converse has performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM Practice E 1527, and the Wal-Mart Phase I Environmental Site Assessment and Report Requirements (Version 1/2/2001) northwest of the intersection of Campus Parkway and Corporate Center Place, in the Canyon Crossing Shopping Center in the city of Riverside, Riverside County, California. Any exceptions to or deletions from this practice are described in the Limitations and Exceptions of Assessment section of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the Property except for the following:

- According to the report, the Property and vicinity are listed in the California Natural Diversity Database. Some of the endangered species listed in the report include: Stephen's Kangaroo Rat, Robinson's Pepper-Grass, Orange-Throated Whiptail, and the Coastal California Gnatcatcher. Usually, the County of Riverside Planning Department requests a Focused-BIO report to determine the extent of critical habitat and endangered species on the interested Property; however, due to the current zoning of the Property by the City of Riverside (i.e., Restricted Commercial Development C-2) the impact new development would have on critical habitat and endangered species on the Property have likely been determined. Converse requested a GIS_INFO report on the Property. The report did not indicate any critical habitats or endangered species on the Property, and did not indicate that a Focused-BIO report would be necessary at this time. No further action appears warranted at this time.
- An EMWD Pump Station is located in the southeastern portion of the Property. Precaution should be taken when performing construction activities around the pump station and associated water wells. No further action appears warranted.
- A Southern California Gas Company pipeline runs along the southern and eastern boundaries of the Property (southeast portion of the site). Precaution should be taken when performing construction activities at these locations. No further action appears warranted.

Based upon the above information, there appears to be a low potential for environmental impact to the Property. No further assessment appears warranted at this time.

Information has been requested from the County of Riverside Department of Environmental Health, Hazardous Materials Management Division, CRWQCB – Santa Ana Region, AQMD, DTSC, and the CSFM. Upon receipt and review, an addendum will



be issued if items of concern are noted. In addition, any conclusions and recommendations will be modified accordingly.



9.0 DEVIATIONS

The following deviations or deletions from the ASTM standard Practice were addressed in this report.

Owners Interview

Converse attempted to contact Mr. Jeff Adams (Property owner) on numerous occasions concerning the Property. As of report date, no response has been made by Mr. Adams.



10.0 ADDITIONAL NON-SCOPE SERVICES

There are environmental issues outside the scope of the ASTM E1527-00 that can be assessed in connection with a commercial real estate transaction. These are dealt with as non-scope considerations since they do not typically present a Superfund Liability. The specific level of inquiry (if any) is defined in the proposal, which contains a Scope of Work. These non-scope services are very client specific and not covered by the ASTM standard. They are frequently related to the business environmental risk which is defined in the ASTM standard as "risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate ..."

The following non-scope issues were addressed in the report:

- Wetlands
- Cultural & Historic Resources
- Endangered Species
- Ecological Resources
- High Voltage Powerlines
- Asbestos-Containing Materials
- Radon
- Lead-Based Paint
- Lead in Drinking Water
- Regulatory Compliance



11.0 REFERENCES

- CALIFORNIA AIR QUALITY MANAGEMENT DISTRICT, Mojave Desert Chapter, File Search Request, February 2004.
- CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCES CONTROL, File Search Request, February 2004.
- CALIFORNIA STATE FIRE MARSHALL (CSFM), Pipeline Safety Division, File Search Request, February 2004.
- CITY OF RIVERSIDE, Fire Department, File Search Request, February 2004.
- CITY OF RIVERSIDE, Planning Department, GEO_INFO report, APN 291-460-005, March 2004.
- COUNTY OF RIVERSIDE, Department of Environmental Health, Hazardous Materials Division, File Search Request, February 2004.
- E DATA RESOURCES (EDR), INC., Request for Aerial Photographs.
- E DATA RESOURCES (EDR), INC., Request for City Directory Abstract, February 2004.
- E DATA RESOURCES (EDR), INC., EDR-NEPA Check Report, February 2004.
- E DATA RESOURCES (EDR), INC., EDR-Radius Map Report with GeoCheck, February 2004.
- E DATA RESOURCES (EDR), INC., Request for Sanborn Map, February 2004.
- E DATA RESOURCES (EDR), INC., Request for USGS Topographic Maps, February 2004.
- MUNGER MAP BOOK, California – Alaska, Oil and Gas Fields, Map page W-71, August 2003.
- RIVERSIDE COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH, File Review Request, February 2004.



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Riverside East, 1947.

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Riverside East, 1967, photo revised 1973.



12.0 LIST OF PREPARERS

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Managing Officer of the Southern California Environmental Offices of Converse Consultants. Mr. Eke has over 15 years of experience of conducting Phase I & II Environmental Site Assessments, asbestos surveys, emergency response, hazardous waste transportation, and hazardous materials management. Current duties include managing Converse's three environmental offices.

Principal area of responsibility for this ESA report: Quality Control and Technical Review.

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Principal area of responsibility for this ESA report: Project Management and Technical Review.



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Ms. Heims has conducted Phase I and II ESAs on undeveloped land to industrial facilities throughout southern California and western Nevada. She has also performed soil sampling, groundwater sampling, soil-vapor extraction, hazardous waste determinations, air monitoring, and walk-through building inspections. She has also supervised various hazardous waste abatement/remediation projects.

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